



# FORWARD Milford

NEWS AND UPDATES IN PLANNING, BUILDING,  
THE ECONOMY AND RESOURCE MANAGEMENT FROM THE OFFICE OF COMMUNITY DEVELOPMENT

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## CONTACT INFORMATION

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Fax (603)673-2273  
[www.milford.nh.gov](http://www.milford.nh.gov)

## IS MILFORD GROWING TOO FAST?

### YOU MIGHT BE SURPRISED.

Opinions on Milford's growth can be emotionally charged. Many residents fear that new development is out of control, school buildings are crowded, property taxes are too high, and there is too much traffic while many feel that the Town needs to grow to be prosperous. The challenge of balancing these sentiments guides the work of your elected officials and volunteer boards and commissions. With that in mind, the Community Development Office has just completed an update on Milford's population growth and residential building permit activity with the purpose of forecasting population growth and housing demand for decision-makers like the Board of Selectmen, Planning Board, Budget Advisory Committee, and economic development folks.

Utilizing US Census data and Community Development Office/School District data:

- the decades of 1960-1969 and 1980-1989 were the periods when Milford grew the fastest at 3.6% per year
- between 2000 and 2009 Milford grew at an annual rate of 1.1%
- since 2010, it is estimated that Milford has grown by only 104 people, from a population of 15,115 to 15,219, an annual rate of 0.23%
- average household size in Milford has declined from 3.17 people in 1960 to 2.53 in 2010
- school enrollment for the school year 2012/2013 was 2,702.
- school enrollment projected for 2022/2023 is 2,427, a decline of almost 300 students.
- school building capacity is estimated at 3042 students
- in 2003, there were 97 building permits issued for

- new single-family homes and 82 multi-family units
- in 2012, there were 8 building permits issued for new single-family homes and 0 multi-family units
- between 2003 and 2005 there were 226 multi-family units permitted, 135 (60%) of which were for senior (55+) units
- from 2005 through 2012, there were no multi-family units or senior units permitted
- using a moderate population growth rate projection over the next 20 years (0.7% annually), Milford may have a population of 17,450 people in 20 years, or a gain of about 2000 people
- a population increase of 2000 equates to 790 new dwelling units, or an average of 40/year
- the last year that Milford issued a total of 40 residential permits was 2006
- since 2006 there has been an average of 20 residential permits per year



This data and projections reflect what New Hampshire economists are projecting for New Hampshire as a whole, that growth is slowing. Growth is dependent on many variables, including the economy, demographics, community values, and change. But using the economic 'new reality' of the past few years with a look at historic trends, Milford is likely to grow at a far lesser rate than what most residents think. This new reality has far-ranging implications and reflects what New Hampshire planners and economists are telling us, that communities must plan for 'change' instead of 'growth'.



## SPOTLIGHTING LOCAL BUSINESS



HPM Insurance is the winner of the Community Development Office drawing at the October Souhegan Valley Expo! HPM Insurance offers insurance products for a variety of Personal and Business related needs. The agency represents many national and regional insurance carriers chosen because of the quality of their products and the strength of their organization. HPM Insurance is located at 633 Elm St and can be contact by phone at 603-673-1201.

Main Office  
633 Elm St  
Milford, NH 03055  
603-673-1201

**We appreciate  
YOUR BUSINESS!**

Spotlighting Local businesses  
(through Oct 2013)

Now Open:

**Woodward Hypnosis & Research**

Relocated to 15 Lincoln St

**O'Reilly Auto Parts**

Jones Rd, next to VIP Auto

**Equilibrium Fitness**

111 Union Sq (2nd location)

**Southern NH Firearm Services**

212 South St

**Two Happy Butchers**

222 Elm St Unit #4

Coming Soon:

**Subway**

614 Nashua St (2nd location)



## GARDEN STREET/COTTAGE STREET REVITALIZATION IDEAS

**MIT host first Milford Charrette and Help  
Plan for Sustainable Communities**

During the weekend of November 1st a team of architects, planners, and landscape planners visited Town under the auspices of a PlanNH grant awarded to the Milford Improvement Team (MIT). The Team was charged with undertaking a 'charrette' for the Garden and Cottage Streets neighborhood where there are vacant historic railroad properties, underutilized buildings, and an established residential neighborhood. A charrette is an intensive planning session where citizens, designers, and others collaborate on a vision for development. The weekend involved meeting with neighborhood residents and interested town citizens on Friday and obtaining input on what the issues are in

the neighborhood and what the community would like to see happen to revitalize this area. The information was then used by the Team on Saturday to generate concepts for redevelopment. A public presentation was given by the designers on Saturday afternoon.

A final report will be provided by PlanNH within a month or two.

To get a copy of the PowerPoint presentation contact Bill Parker at [bparker@milford.nh.gov](mailto:bparker@milford.nh.gov).



## Osgood Pond Update

Plan to include the largest area of reclamation possible.

A well attended public meeting regarding the reclamation of Osgood Pond was held on August 12, 2013. The public's comments and concerns primarily focused on the area of the pond that was proposed for dredging. The consensus was that it would be beneficial to dredge as much as possible.

To assess the limits of the allowable area to be dredged, the Board of Selectmen invited Richard Roach of the Army Corps of Engineers to meet with the Board on September 9, 2013. Mr. Roach discussed the concerns of the Federal agencies involved in the permitting of the project. He indicated that the Army Corps of Engineers and the EPA could be amenable to a dredged area that incorporated areas that did not include shrubs or other woody vegetation. Mr. Roach

further suggested that a phased project might be acceptable. He cautioned that the Federal agencies would be involved on a continuing basis in that they would be observing the quality of the discharged water. Mr. Roach was confident that this approach could be acceptable to the NH Department of Environmental Services (NHDES) as well. The consensus of the Selectmen was that the project should be planned and permitted to include the largest area of reclamation possible. Fieldstone Land Consultants is revising the dredging plan to incorporate an area of up to 13.6 acres which will include several phases. The permit application is being drafted with a goal of submitting the package to NHDES early in November. Based upon NHDES scheduling, the necessary permits might be issued during January, 2014. The ultimate area that will be dredged will depend upon permit limits, funding for the project, and schedule limitations.



# UPCOMING ZONING CHANGES

One of the many important responsibilities of the volunteer Planning Board is to assess the effectiveness of Milford's Zoning Ordinance. This document regulates the Town's land use and must be consistent with the goals of the Town's Master Plan. Each year the Planning Board and the Community Development Office spend many hours reviewing changes and revisions that may be necessary to keep the regulations current with State and Federal laws as well as to make sure they reflect changing conditions in Town. Worksessions are conducted and staff reports provided to the Board so that reasonable and practical changes can be presented for public input. Once the Planning Board is satisfied with any proposed revisions it 'posts' the changes and schedules public hearings. By mid-January of each year the Board must finalize its vote on whether or not changes should be placed on the Town's warrant to be voted on the second Tuesday of March.

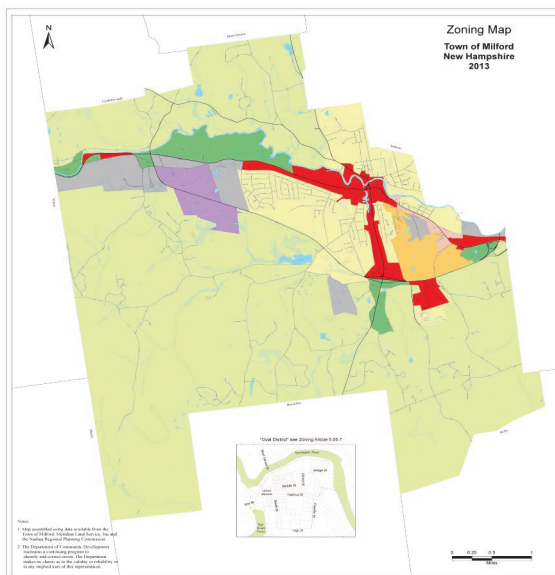
The language for zoning changes is legally complicated and often confusing to the general public. Below is a brief description (in "layman's" terms) of several of the revisions the Planning Board is considering:

**Innovative Residential Design and Development (IRDD):** The IRDD is intended to provide incentives to developers in the form of allowing additional dwelling units to help offset expensive development costs in exchange for increased open space, trail connections, housing choice in affordability and design, public improvements such as sidewalks and utilities, energy efficiency, and neighborhood livability. This initiative is

based on housing, conservation, transportation, and community character goals of the Master Plan.

**Sign Regulations:** Sign regulations must balance the needs of the business owner with the Community's desire to maintain character and safety. Almost every year adjustments and 'tweaks' are necessary for better implementation. During this cycle of zoning changes the Board is looking at increasing maximum square footage allowed for businesses in commercial plazas.

**Proposed Rezoning of Area Bounded by South Street and Route 101:** The Board is currently analyzing a request to rezone an area currently zoned primarily for single-family and multi-family residential development to a commercial or integrated commercial-industrial zone. This area has the potential to increase the availability of much needed developable commercially zoned property that has access to major roads and utility extensions.



## BUILDING PERMITS

Permits issued Jan-Oct, 2013

61	Comm Construction/ Tenant Changes
12	New Residential Homes
6	Town Buildings/Facilities
3	Agricultural Buildings
53	New Units/Apts
84	Misc Res Construction
25	New/Replacement Decks
14	New Pools
12	Basement Remodels
13	Replacement Windows
5	Sheds/Outbuildings
7	Garages
184	Electrical permits
55	Plumbing permits
54	Sign permits
10	Stormwater permits



## Ask the Building Inspector– *Generator Installation*

As we enter the winter months many homeowners remember the nuisance of losing their power. A generator can be a great investment if done correctly. When deciding to install a generator it is important to understand the process involved. An electrical permit is needed for any electrical wiring done including generators. If the generator includes a connection to natural gas or propane a generator permit is also required by the Fire Department. Both offices will require verification of installer to either be the residing property owner or licensed by the State of NH. Inspections will be conducted as follows:

- ⇒ Trench inspection for underground circuits under the Electrical Permit by the Building Inspector
- ⇒ Trench inspection for underground gas under the Gas/Generator Permit by the Fire Inspector
- ⇒ Rough and Final Electrical Inspections as needed by the Building Inspector
- ⇒ Final generator inspection by the Fire Inspector

There are many requirements for the installation of a home generator. Be sure to contact both the Office of Community Development 603-249-0620 and the Fire Department 603-249-0680 with any questions.

## \*NEW 2013 AERIAL PHOTOS

In April of 2013 the Town of Milford completed a flyover and aerial imagery photo shoot of the entire town. Images will be available for review on the Milford GIS viewer website in December 2013. For more information contact the Community Development Office at 603-249-0620 or contact us online [www.milford.nh.gov](http://www.milford.nh.gov).

# HAPPY HOLIDAYS

from the  
*Milford Community  
Development Office*

Holiday Office Hours:

**Thursday: 11/27/2013**  
8:00AM-12:00PM

**Thanksgiving Day: 11/28/2013**  
Closed

**Friday: 11/29/13**  
Closed

**Christmas Eve: 12/24/2013**  
8:00AM-4:30PM

**Christmas Day: 12/25/2013**  
Closed

**New Years Eve: 12/31/2013**  
8:00AM- 4:30PM

**New Years Day: 1/1/2014**  
Closed



## Helpful Web Links

**Town of Milford Community  
Development**

Phone: (603) 249-0620

Web: <http://milford.nh.gov>

## Souhegan Valley Rides

Phone: 1-800-880-0100 ext 1

Web:

[www.SouheganValleyRides.org](http://www.SouheganValleyRides.org)

## Federal Emergency Manage- ment Agency (FEMA)

Phone: (800) 621-FEMA (3362)

Web: <http://www.fema.gov/nfip>

## 2013 Ghost Train Rail Trail Race a Success!

295 runners enjoyed the Granite Town Rail Trail on the last weekend in October during the Fifth Annual Ghost Train Rail Trail Race (GTRTR). They shared the trail with ghosts, lighted pumpkins, motion-detector sound machines, and milk jug lanterns. 30 runners ran through the night to complete 100 miles on the trail (from Milford to Brookline and back is 15 miles; a full 100 miles is making this out-and-back trip six times plus an extra 10 miles). 31 dedicated volunteers supported the runners at the aid station at the Rail Trail trailhead next to the DPW station on South Street. The GTRTR has become a rewarding way for the Commission to raise funds for the continued improvement and maintenance of the Rail Trail. If you are interested in participating in the 2014 GTRTR or donating to the Rail Trail Fund, please contact the Conservation Commission at 249-0628 or [conservation@milford.nh.gov](mailto:conservation@milford.nh.gov). The Commission's long term goal is to reopen the tunnel under Melendy Road and install a bridge over the Armory Road crossing.



## Upcoming Meetings & Events

### • Planning Board Meeting– December 17, 2013

Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 6:30PM

### • Conservation Committee Meeting– December 12, 2013

Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 6:30PM– 8:30PM

### • Zoning Board of Adjustment– November 7 & 21, 2013

Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 7:00PM

### • Conservation Commission Saturday Hikes—November 22, 2013

November 22 at Tucker Brook Town Forest 9:00AM- 11:00PM & December TBD

## NRPC Events

### • Regional Transportation Workshop - November 18, 2013

City Hall Auditorium, 229 Main Street, Nashua 6:30PM



## WHO KNEW!? Fun and Interesting Facts about your Town

Who Knew The Town of Milford had a flag! The flag was adopted at town meeting in 1990 and consists of a purple and gray field divided by a blue stripe. The elements represented on the flag were:

- The gray of the granite which is extensively quarried here in Milford making Milford the Granite Town of the Granite State;
- The purple symbolizes the Town's connection to the state symbols of the purple lilac (State Flower) and purple finch (State Bird);
- The blue stripe symbolizes the Souhegan River which flows through Milford.

The Town flag can be seen in Town Hall standing proudly in the Board of Selectmen's Meeting Room for all to see!

**Forward Milford Issue 03**

## community

development

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## We're on the Web!

See us at:

<http://www.milford.nh.gov/departments/community-development>